

PUBLIC NOTICE

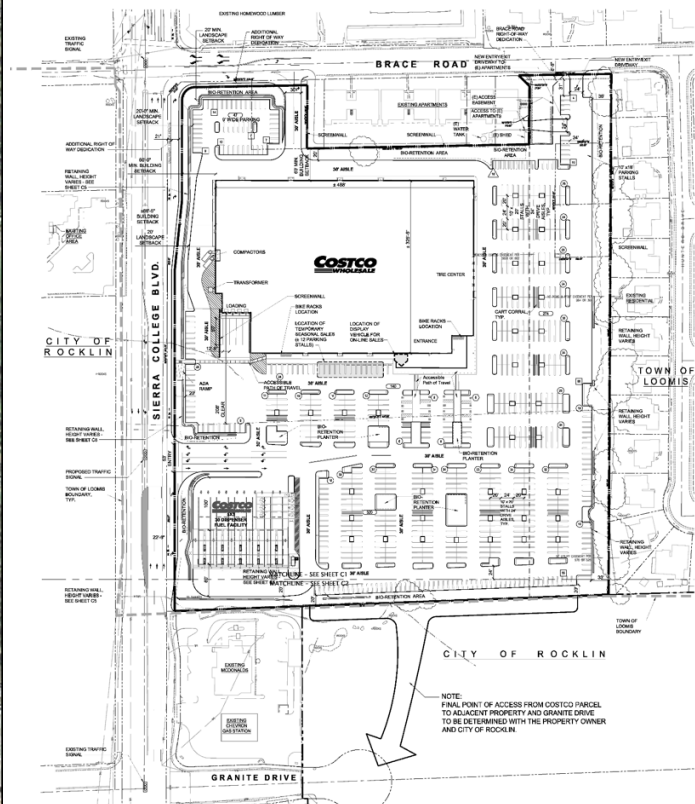
Town of Loomis

Availability of The Recirculated Draft Environmental Impact Report (Recirculated DEIR) for the Loomis Costco Project (SCH# 2017052077) and Notice of Opportunity to Provide Written Comments on the Recirculated DEIR

Public Notice is hereby provided that, as Lead Agency, the Town of Loomis, after reviewing all comments received on the Draft EIR circulated in June and July 2018, has caused a Recirculated Draft Environmental Impact Report (Recirculated DEIR) to be prepared for the Loomis Costco Project. Written comments on the Recirculated DEIR are invited for a 52-day comment period extending from December 20, 2019 through February 10, 2020.

Project Location: The proposed project site is located in the Town of Loomis, in Placer County, approximately 25 miles northeast of the city of Sacramento. Loomis is in the western portion of the Loomis Basin, an 80-square-mile area of the Placer County foothills. The location corresponds to Section 28 of Township 11 North, Range 7 East on the 7.5-minute Rocklin, California U.S. Geological Survey quadrangle map. More specifically, the 17.4-acre site is located at the southeast corner of the Sierra College Boulevard and Brace Road intersection. The project site consists of seven parcels, identified as Assessor's Parcel Numbers 045-042-011, 045-042-012, 045-042-023, 045-042-034, 045-042-035, 045-042-036, and 045-042-037. Interstate 80 (I-80) provides regional access to the site and Sierra College Boulevard provides local access.

Project Description: The project includes a proposed warehouse retail store and a fueling station, enclosed by a retaining wall of varying height up to eight feet tall. The warehouse structure would be approximately 33 feet tall and would provide approximately 155,000 square feet of floor space. The warehouse would be located near the northern boundary of the project site, while the fueling station would be located on the southwest corner of the site. The project site consists of three site access option plans, Option 1A, Option 1B, and Option 1C. The proposed site plan (Option 1A) provides access to the site at three locations, including a new signalized intersection on Sierra College Boulevard, a right-in/right-out only driveway located on Brace Road, and a full movement driveway located further east on Brace Road. Option 1B includes three public site access points: an unsignalized right-in/right-out only on Brace Road, a new signalized intersection along Sierra College



Boulevard, and a roadway connection between the south side of the Costco site and Granite Drive. Option 1C includes four public site access points: an unsignalized right-in/right-out only on Brace Road, and unsignalized full access on Brace Road, a new signalized intersection along Sierra College Boulevard, and a roadway connection between the south side of the Costco site and Granite Drive.

The proposed project would be constructed in a single phase over a period of 6 months, with an anticipated opening date in late 2020/early 2021. Preparation for construction would begin with the demolition of existing building foundations and grubbing to remove vegetation. Abandoned utilities in the proposed development areas, including a domestic well and other existing features (if encountered), would be removed and the excavation(s) would be backfilled with engineered fill. Once this work has been completed, soil on portions of the property would be over-excavated and recompacted to reduce the potential for differential settlement and provide uniform support for the proposed warehouse and associated facilities. According to the preliminary grading plan, the finished floor elevation for the warehouse would be approximately 331.50 feet above mean sea level. The warehouse building pad area would be raised as much as approximately 10 feet by fill and would transition to an area of cut as deep as 5 feet. Excavations for deep utilities and the loading dock may exceed 4 feet and installing the underground storage tanks for the fueling facility would require excavation up to about 20 feet deep.

Significant Impacts: The Revised DEIR identifies project-specific significant impacts in the following environmental issue areas: aesthetics, air quality, biological resources, greenhouse gases and energy, noise, traffic and transportation. Cumulative impacts are identified for biological resources, greenhouse gasses and energy, and traffic and transportation.

Hazardous Materials/Waste on Site: The project site does not contain sites listed on the State databases pursuant to California Government Code Section 65962.5.

Public Review Period: December 20, 2019 to February 10, 2020.

Public Review Location: The Revised Draft EIR and reference documents will be available on December 20, 2019 for public review and download on the Town of Loomis website at <http://loomis.ca.gov/>. Printed copies of the document may be purchased from the Town of Loomis for \$20.00 and the document and all supporting and referenced materials are available for public review at the following locations during normal business hours:

Loomis Town Hall
3665 Taylor Road
Loomis, CA 95650

Loomis Library
6050 Library Drive
Loomis, CA 95650

Questions: If you have questions, please contact Anders Hauge, Town of Loomis Costco Project Process Coordinator: costcocomments@loomis.ca.gov or leave a message for Anders to return your call at (916) 652-1840.

Written Comments: All comments on the Revised DEIR must be in written form and received by the Town no later than 5:00 pm on February 10, 2020 to be considered timely. Written comments on the Draft EIR should be sent by mail or email to:

US Postal Service:

Town of Loomis
c/o Costco Comments
3665 Taylor Road
P.O. Box 1330
Loomis, CA 95650

e-mail:

costcocomments@loomis.ca.gov